

CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE

CASE # C116-2014-0004  
ROW ID # 11087848  
TAX Roll # 0212030703

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.**

**STREET ADDRESS:** 2007 University Avenue

**LEGAL DESCRIPTION:** Subdivision – Louis Horst

**Lot(s)** 1&2 Block OLT Outlot 18 Division D

I/We **Charles Cooke, Susan Cassano and Ron Anderson** on behalf of myself/ourselves as authorized agent for **University Christian Church** affirm that on **February 4, 2014** hereby apply for a hearing before the Sign Review Board for consideration:

**ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN**

~~337-0-1~~ 133 3152  
The church seeks a variance from **Sec. 25-10-32 (2)(b)(c)** of the Land Development Code to remodel an existing two-sided sign near the corner of University Avenue and West 21<sup>st</sup> Street to improve and facilitate the updating of its messaging capabilities by installing LED displays within the sign structure.

in a **CS-NP** zoning district, located within the **University Neighborhood Overlay (UNO)** Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: **The nature of the church's mission has changed since the sign was erected in 1981, and more information on church and other activities in the building needs to be available to the large number of pedestrians on University Avenue and West 21<sup>st</sup> Street who pass the church daily.**

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: **The church proposes to replicate as nearly as possible the look and feel of the original sign and operate it in such a way that illumination and movement within the sign will be minimal.**

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: **The church proposes to use current technology to simply provide more information to passing pedestrians, not to use features of LED technology that create bright, flashing multi-colored signs.**

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: **The sign is located in an isolated area surrounded on two sides by UT-Austin. It will be used to inform pedestrians of church events and other civic information of public interest and will not compete with other signs in the vicinity.**

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Charles Cook Mail Address 5709 Highland Hills Circle

City, State & Zip Austin, TX 78751

Printed CHARLES COOK Phone (202) 841-8940 Date 2/5/14

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Charles Cook Mail Address 5709 Highland Hills Circle

City, State & Zip Austin, TX 78751

PHOTO

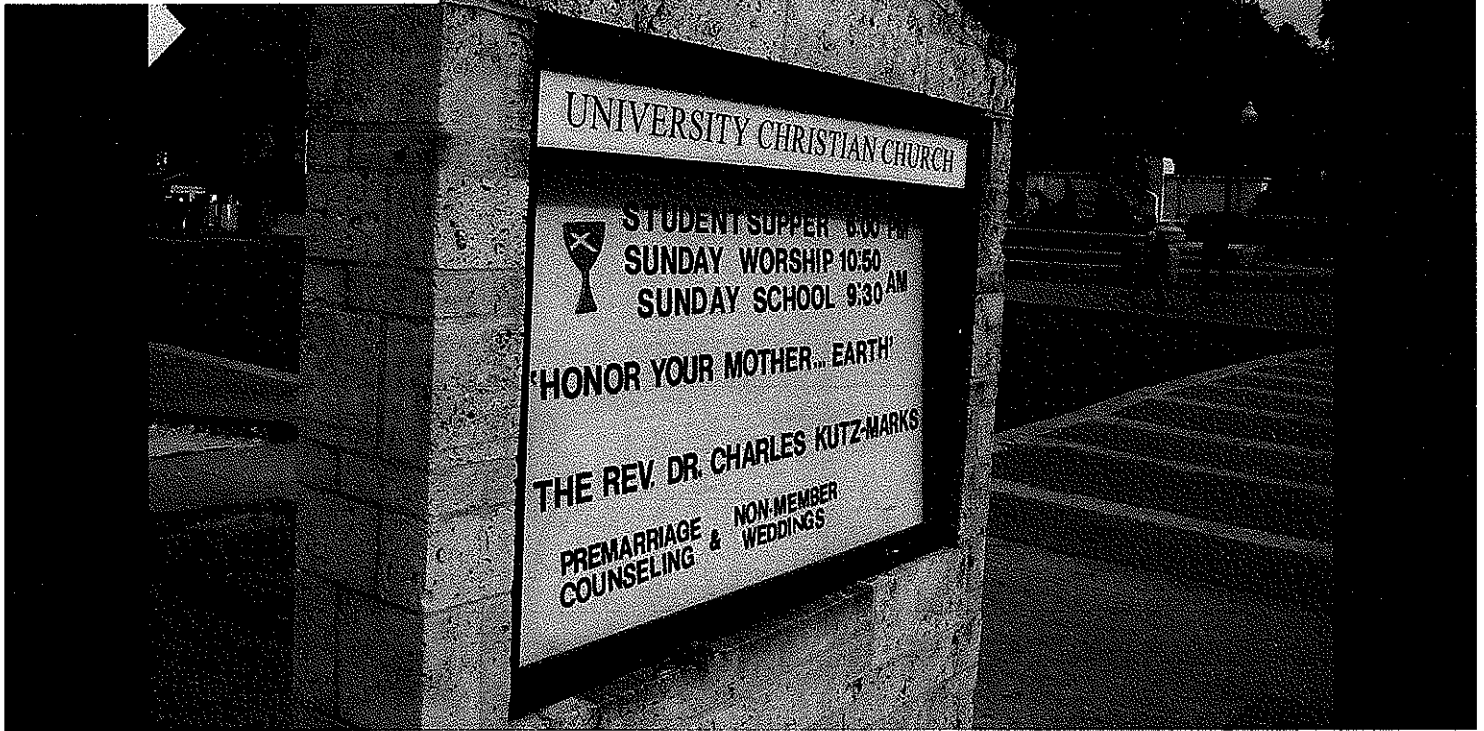
University Christian Church  
2007 University Ave, Austin, TX 78705  
From the owner



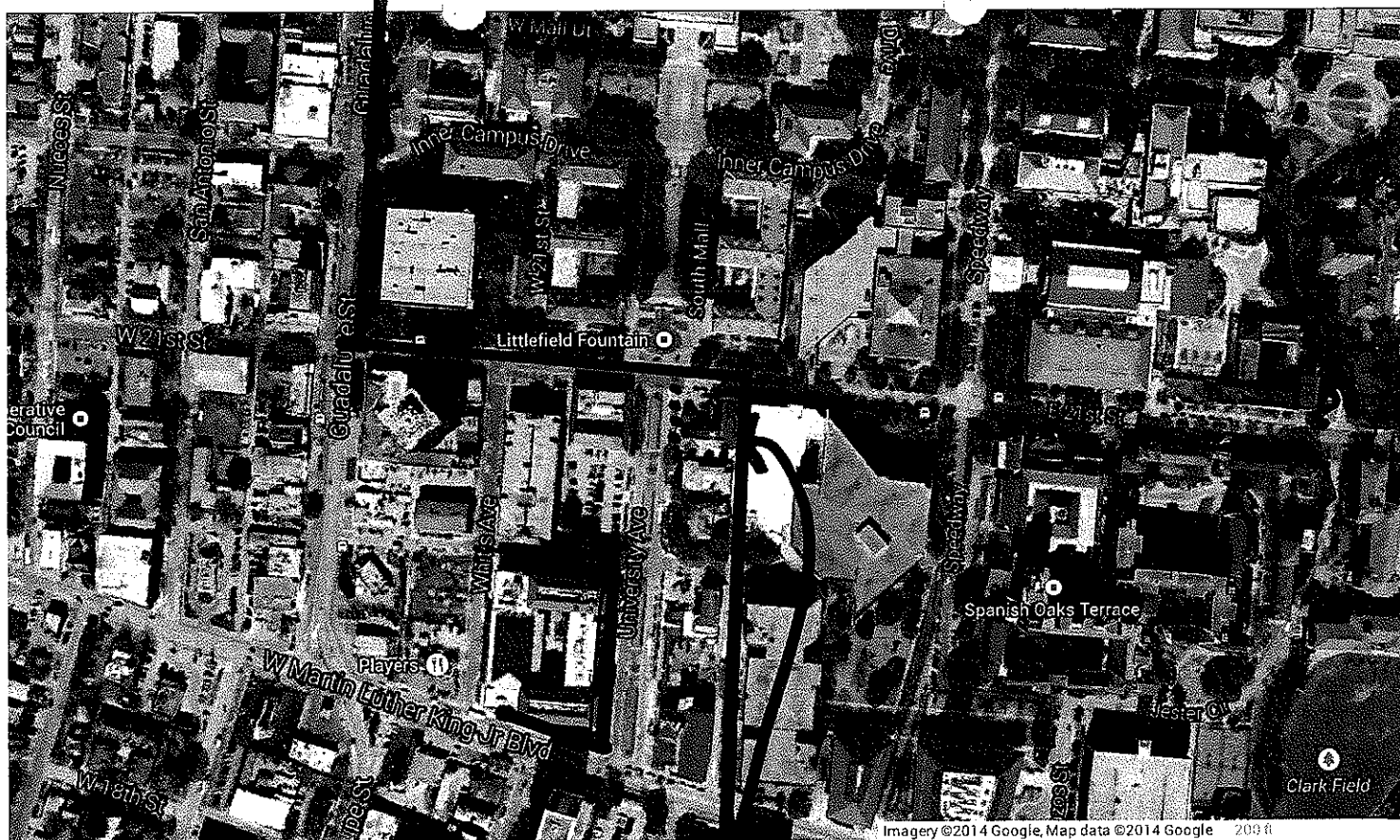
UNIVERSITY CHRISTIAN CHURCH  
APPLICATION FOR SIGN VARIANCE  
EXHIBIT A

## PHOTO

University Christian Church  
2007 University Ave, Austin, TX 78705  
From the owner



UNIVERSITY CHRISTIAN CHURCH  
APPLICATION FOR SIGN VARIANCE  
EXHIBIT B

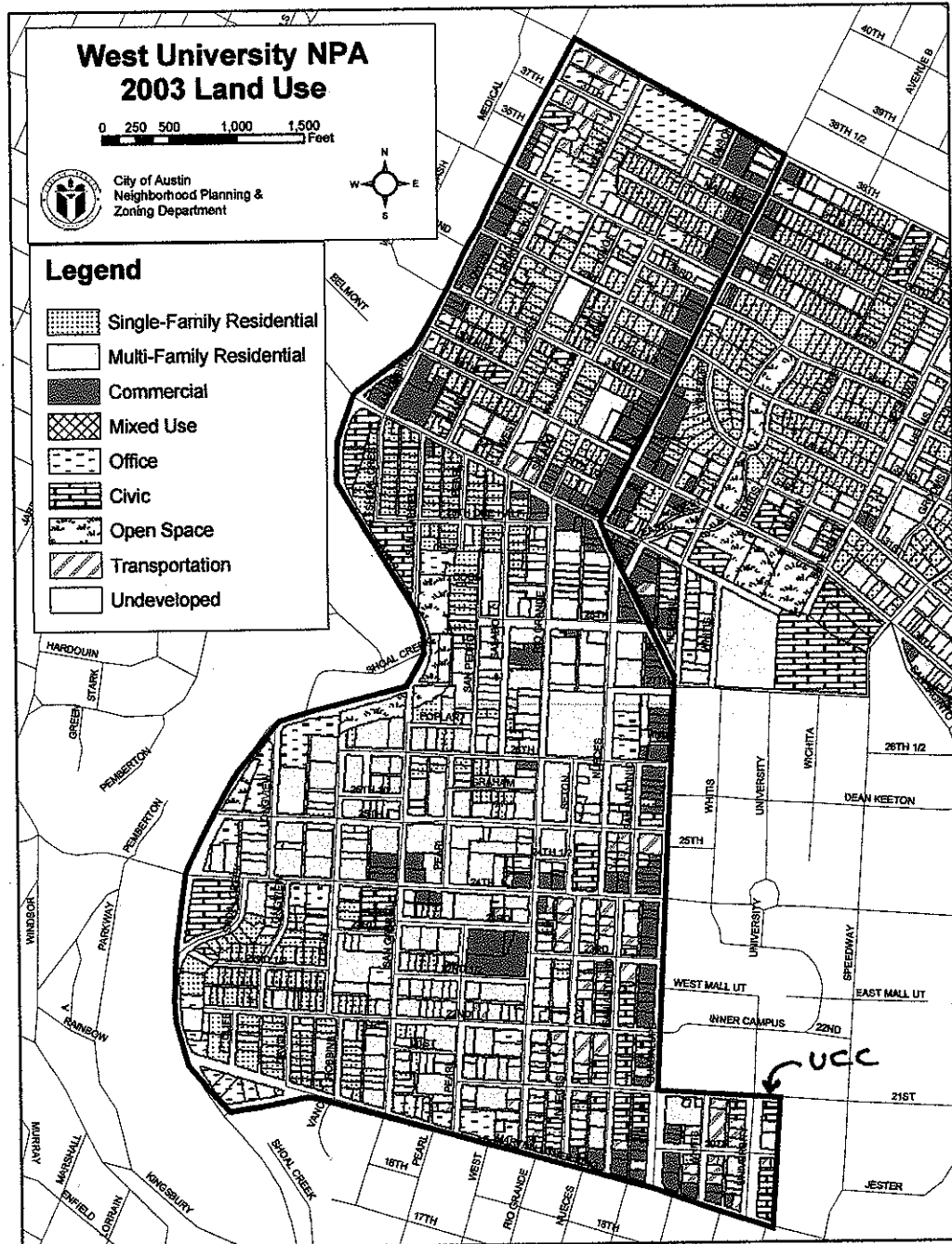


UNIVERSITY CHRISTIAN CHURCH  
APPLICATION FOR SIGN VARIANCE  
EXHIBIT C

UCC

UNIVERSITY CHRISTIAN CHURCH  
APPLICATION FOR SIGN VARIANCE  
EXHIBIT D

Central Austin Combined Neighborhood Plan



**Figure 2**  
**West University Neighborhood Planning Area 2003 Land Use**

UNIVERSITY CHRISTIAN CHURCH  
APPLICATION FOR SIGN VARIANCE  
EXHIBIT E

Central Austin Combined Neighborhood Plan

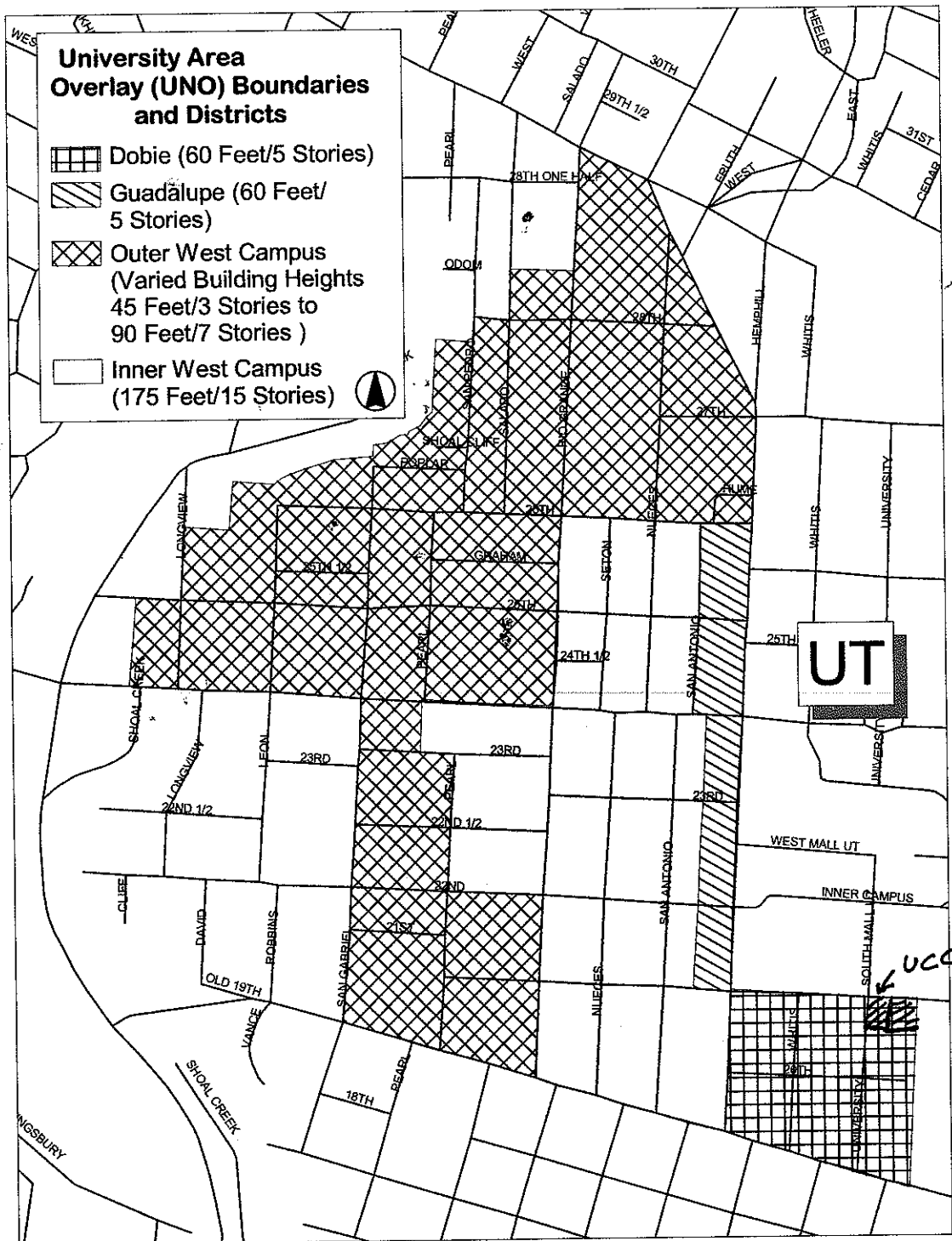
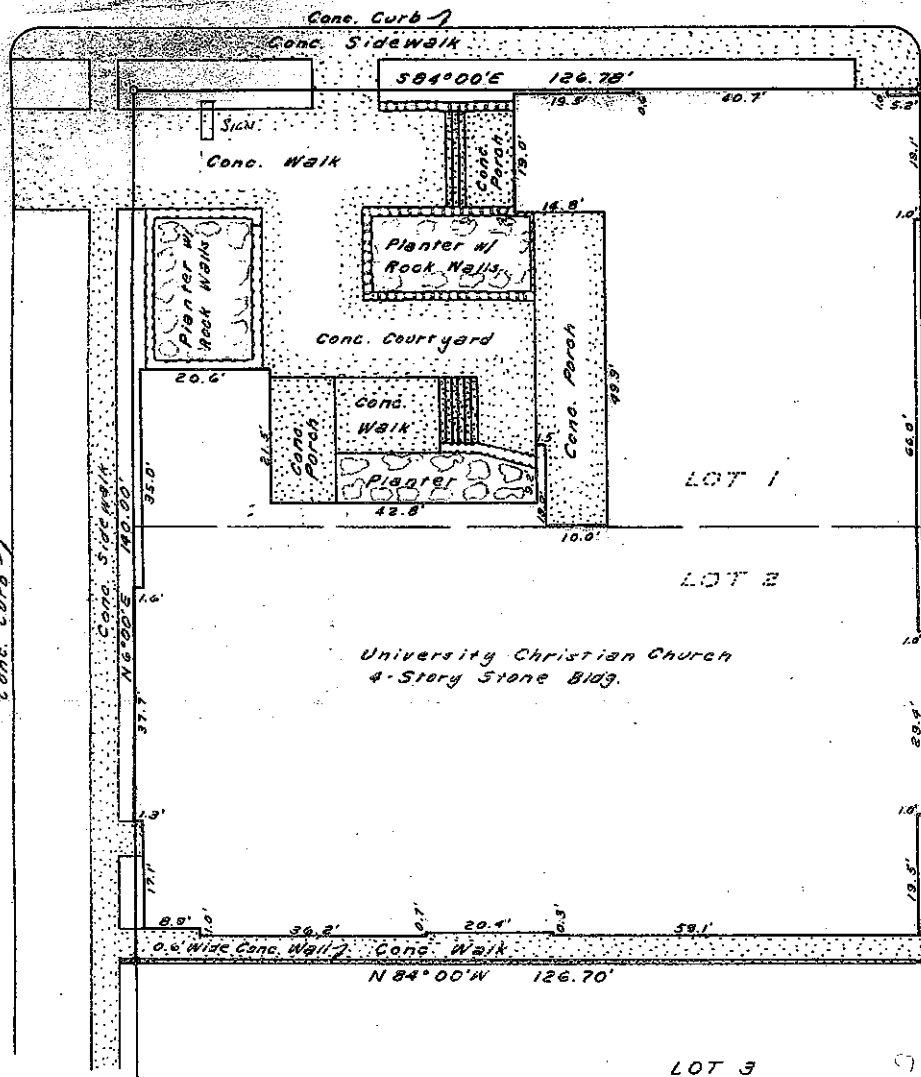


Figure 14  
University Neighborhood Overlay (UNO) Boundaries and Districts

UNIVERSITY CHRISTIAN CHURCH  
 APPLICATION FOR SIGN VARIANCE  
 EXHIBIT F  
 NOTE: DEPICTION OF SIGN NOT PART  
 OF SURVEY

1"=20'

WEST 21ST ST. 80' R.O.W.  
 Utilities Permit.



SURVEY OF LOTS 1 & 2, LOUIS HORSTS SUBDIVISION OF OUTLOT 18, DIVISION D, AS RECORDED IN PLAT BOOK 2, PAGE 594, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

2007 UNIVERSITY AVENUE, AUSTIN, TEXAS

AS DEVELOPED ON THE GROUND, THERE IS AN EXCESS OF 1.7 FEET, PLUS OR MINUS BETWEEN THE EAST LINE OF UNIVERSITY AVENUE AND THE WEST LINE OF ALLEY BETWEEN UNIVERSITY AVENUE AND WICHITA STREET.

AS SURVEYED BY:

W. HARVEY SMITH  
 REGISTERED PUBLIC SURVEYOR NO. 720  
 1214 WEST 5th  
 AUSTIN, TEXAS  
 OCTOBER 23, 1967

Block ~ 11.5' from curb 14 wall of church ~ 10' from curb Sign ~ 9.5' E of West Planter Wall